

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: September 22, 2005

ITEM NO. 9

CASE NUMBER/ PROJECT NAME	59-DR-2005 Park Break Office		
LOCATION	14080 N. Northsight Boulevard		
REQUEST	Request approval of a site plan, elevations, and a landscape plan for a single story office building..		
OWNER	Park Break LLC 480-596-9000	ENGINEER	N/A
ARCHITECT/ DESIGNER	Mittelstaedt & Cooper Associates Ltd. 602-389-4230	APPLICANT/ COORDINATOR	Jan Mittelsaedt Mittelstaedt & Cooper Associates Ltd. 602-389-4230
BACKGROUND	<p>Zoning.</p> <p>The property is zoned Service Residential, Planned Community Development (S-R, PCD). Office uses are permitted in this district.</p> <p>Context.</p> <p>The property is located within the Northsight mixed-use project along the Loop 101. Specifically, the subject property is located on the west side of Northsight Boulevard, approximately 1,500 feet south of Raintree Drive. The specific address of the site is 14080 N. Northsight Boulevard. The site, currently undeveloped, is relatively flat and contains no vegetation. There are a variety of zoning districts that bound the property including office, industrial, and open space.</p> <p>Adjacent Uses:</p> <ul style="list-style-type: none">• North: Los Padres Bank building zoned Service Residential, Planned Community Development (S-R, PCD).• South: Office building zoned Service Residential, Planned Community Development (S-R, PCD).• East: Vanguard office building zoned Industrial Park District, Planned Community Development (I-1, PCD).• West: Northsight Park zoned Open Space, Planned Community Development (O-S, PCD). <p>Applicant's Request.</p> <p>The applicant requests approval for a site plan, a landscape plan, and elevations for an office building. Colliers Classic, a real estate brokerage firm, will occupy the entire building.</p>		
APPLICANT'S PROPOSAL			

Development Information:

- Existing Use: Vacant land
- Parcel Size: 25,837 Sq. Feet (net)
- Square Footage of Building: 6,473 Sq. Feet (gross)
- Height Allowed: 18 Feet
- Height Provided: 18 Feet
- Parking Required: 22 Spaces Required
- Parking Proposed: 27 Spaces Proposed

DISCUSSION

Access to the site occurs at two existing driveways from Northsight Boulevard. Both driveways consist of cross-access easements, one with the properties to the north and the other with the property to the south. The building is positioned at the southwest corner of the site with the parking located on the north and east sides. The project's main entrance is at the east side of the building along Northsight Boulevard. Pedestrian connections are made to the adjacent park and to the street. The applicant has signed an agreement with the Los Padres Bank to the north to share the trash dumpster. Parking canopies, over the eight (8) parking spaces on the north side of the building, have been proposed and designed to match the existing canopies found across the drive aisle on the bank property.

The single story level building is proposed at a height of 18 feet, which meets the zoning district height requirements. With the intent of complimenting the existing buildings to the north and south, the main body of the building consists of an exterior insulation finish systems (EIFS) over foam painted brown (Frazee 8734M Bark Mulch). The trim work, including the mechanical screening parapet on the roof, is proposed a lighter brown (Frazee 8731W Staghorn). Stone veneer columns (Cultured Stone Corp. Fog Southern LedgeStone and Aspen Dressed Fieldstone) have been intermittently placed along the east and west elevations. More than 65% of the roof is composed of clay roof tiles (Old Sedona Blend), which meets the original zoning stipulations. Windows are comprised of southwest aluminum (Dark Bronze) with "solarcool bronze" glazing. To give the building facades more depth, staff has stipulated that all windows and doors shall be recessed within the structure.

Landscaping throughout the site is a desert theme utilizing Native Mesquite, Sweet Acacia, Desert Museum Palo Verde trees, and a variety of desert shrubs and groundcover, which matches the landscape pallet in Northsight.

PUBLIC INPUT

The applicant sent letters detailing the project to all property owners within 300 feet of the site; no feedback from the public was received. At the time of drafting this report, Staff has not received any comments from the public.

STAFF

Staff recommends approval, subject to the attached stipulations.

RECOMMENDATION

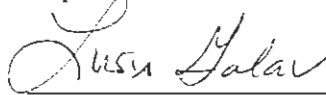
STAFF CONTACT(S)

Bill Verschuren
Senior Planner
Phone: 480-312-7734
E-mail: bverschuren@ScottsdaleAZ.gov

APPROVED BY



Bill Verschuren
Report Author



Lusia Galav, AICP
Current Planning Director
Phone: 480-312-2506
E-mail: lgalav@scottsdaleAZ.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Landscape Plan
6. Color Elevations
7. Black and White Elevations
8. Color Perspective
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements



Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: 6-8-05

Project No.: 266 - PA - 2005

Coordinator: BILL VERSCHUREN

Case No.: 14 - ZN - 91#2

Project Name: PARK BREAK OFFICE

Project Location: 14080 N. NORTHSIGHT BLVD.

Property Details:

☐ Single-Family Residential ☐ Multi-Family Residential ☒ Commercial ☐ Industrial

Current Zoning: S-R PCD

Proposed Zoning: SAME

Number of Buildings: 1

Parcel Size: 25,837 S.F.

Gross Floor Area/Total Units: 6,473 S.F.

Floor Area Ratio/Density: 0.25 <

Parking Required: 22

Parking Provided: 27

Setbacks: N - 41'-3" S - 0' E - 87'-9" W - 0'
(ACTUAL)

Description of Request:

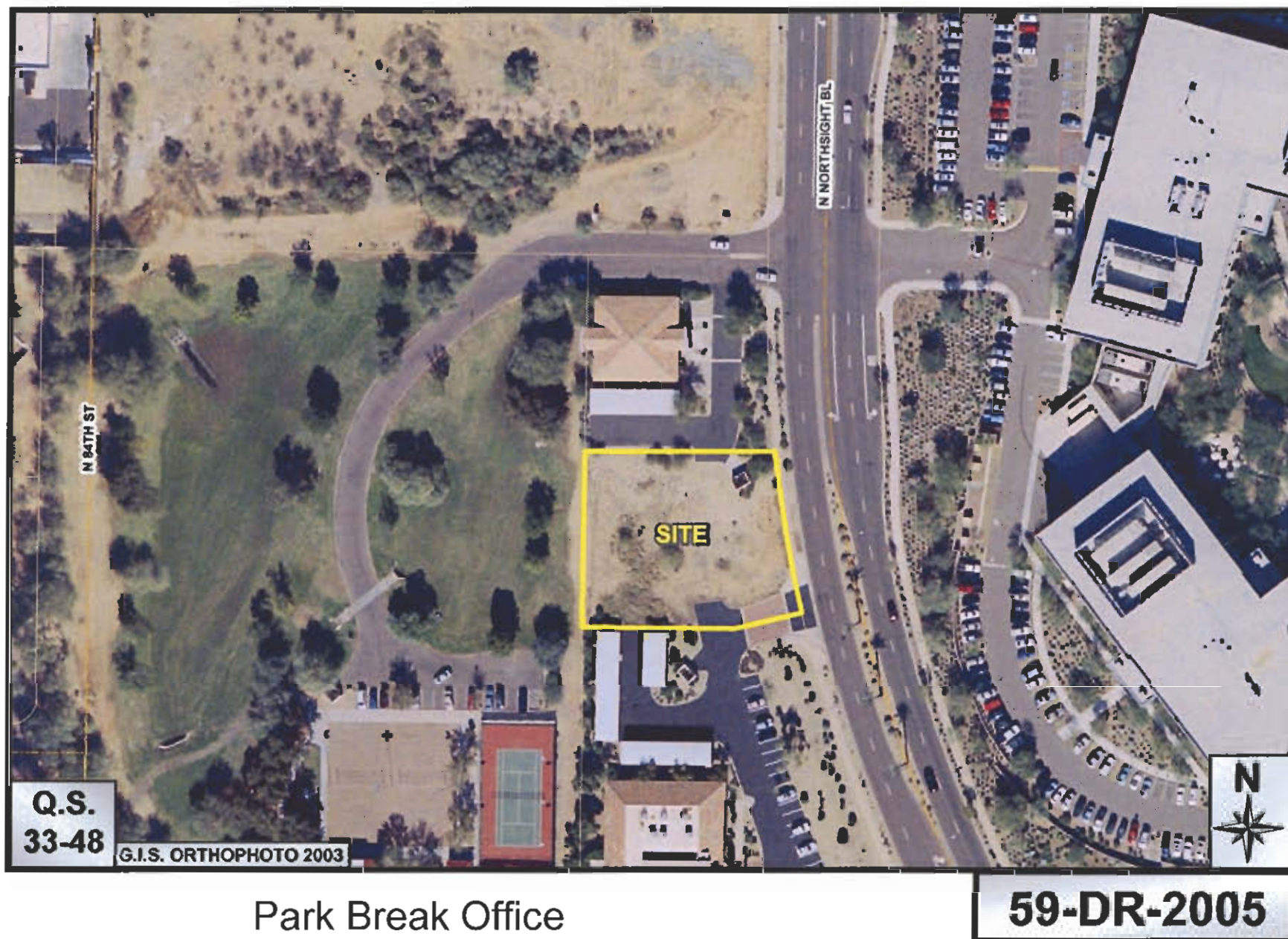
THE PARK BREAK OFFICE BUILDING IS A SINGLE STORY STRUCTURE INTENDED TO HOUSE THE OFFICES OF COLLIER'S CLASSIC, AN ESTABLISHED REAL ESTATE BROKERAGE. THE BUILDING WILL BE LOCATED SOUTH OF LOS PADRES BANK. CROSS ACCESS WITH ADJOINING PROPERTIES WILL BE PROVIDED WITH COVERED PARKING TO THE NORTH MIRRORING THE EXISTING CANOPY. THE ARCHITECTURAL STYLE AND MATERIALS WILL COMPLEMENT THE EXISTING BUILDINGS ON EITHER SIDE. THE EXTERIOR MATERIALS WILL INCLUDE STUCCO, PITCHED ROOFS WITH 2 PIECE MUD SET TILE, AND STONE VENEER IN SELECTED AREAS. ALL MECHANICAL EQUIPMENT WILL BE SCREENED BEHIND A PARAPET. SOLAR PROTECTION WILL BE PROVIDED BY LARGE ROOF OVERHANGS AND SUPPLEMENTED ON THE EAST AND WEST SIDES WITH FIN WALLS AND RECESSED WINDOW LOCATIONS. LANDSCAPE TREATMENT WILL BE SIMILAR TO ADJOINING PROPERTIES FOR A CONSISTANT APPEARANCE THROUGHOUT THE DEVELOPMENT.

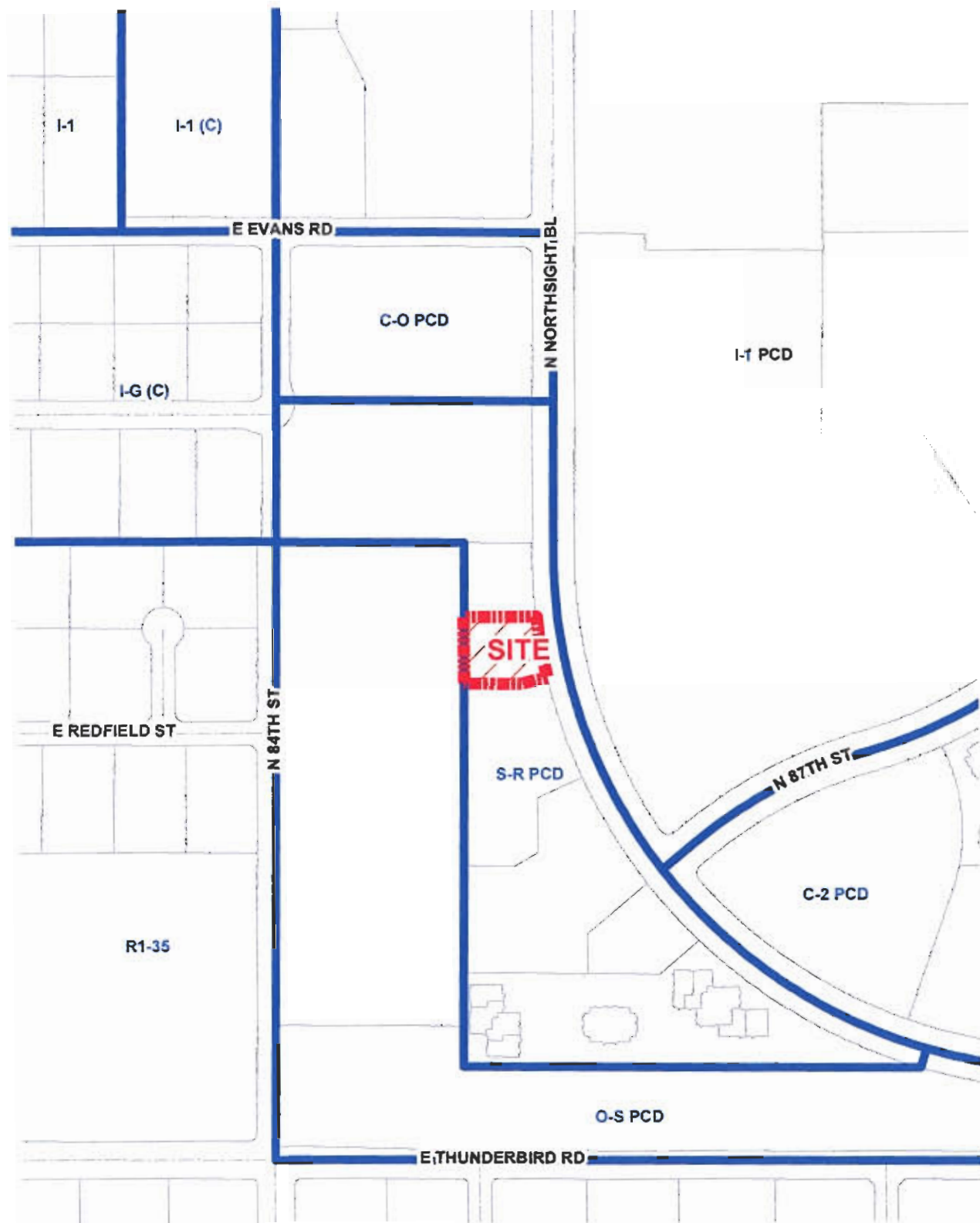
59-DR-2005
6/20/2005

Planning and
7447 E Indian School Road, Suite 11

ATTACHMENT #1

Services Department
Phone: 480-312-7000 • Fax: 480-312-7088

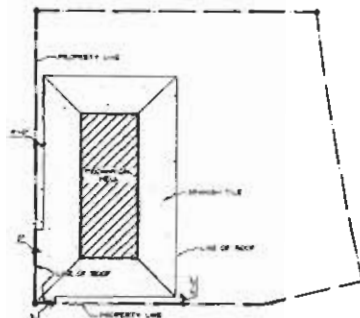




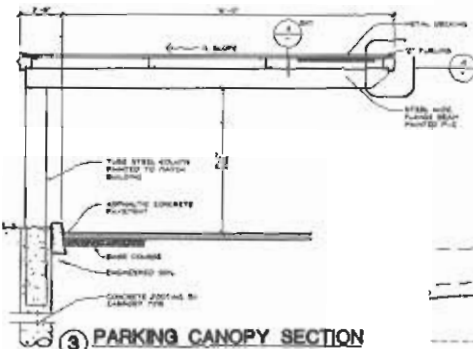
59-DR-2005

ATTACHMENT #3

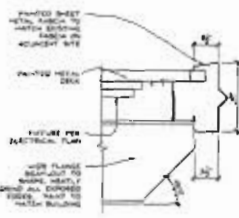




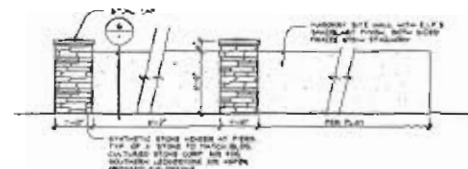
② BLDG. SETBACK/ROOF DIAGRAM



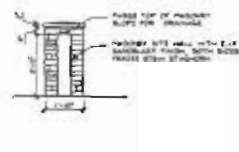
③ PARKING CANOPY SECTION



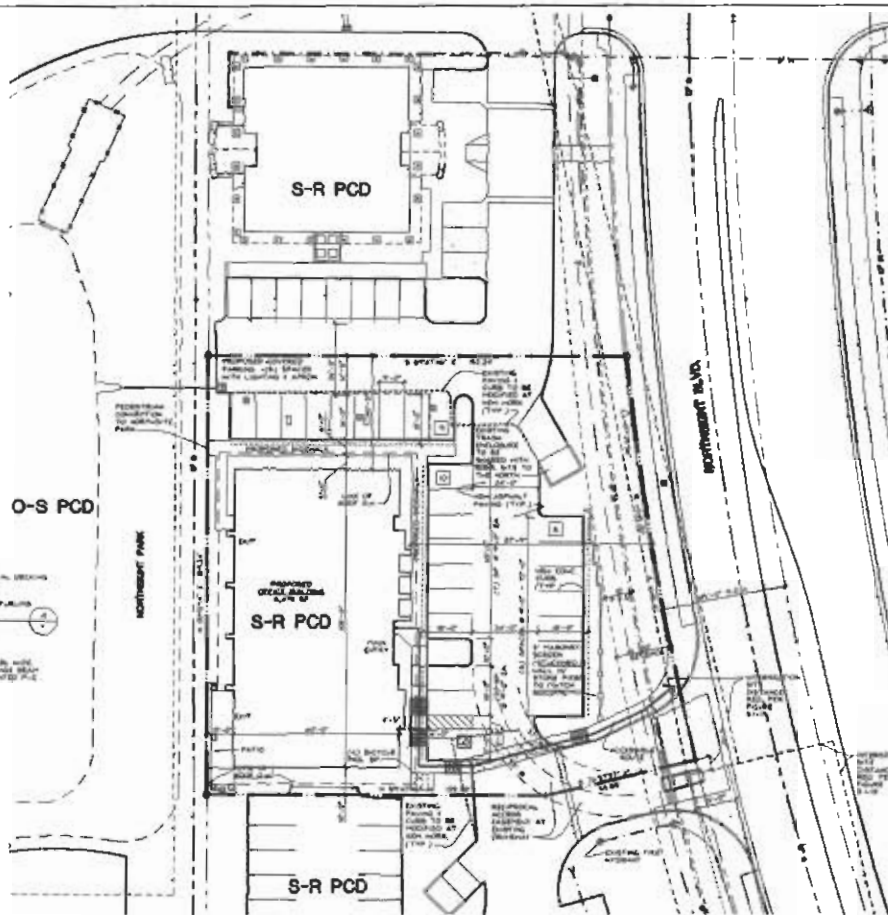
④ PARKING CANOPY DETAIL



5 SITE WALL ELEVATION



⑥ SITE WALL SECTION



SITE PLAN

[illegible]

Parsons		
Parsons, SPACES RESERVED (1986)	20 SPACES	
ALLOCATION Parsons, SPACES RESERVED (48)	1 SPACE	
Parsons, SPACES RESERVED (1986) (1986)	20 SPACES	
ALLOCATION Parsons, SPACES RESERVED (1986)	1 SPACE	

[illegible][illegible]

**MITTELSTAEDT
COOPER &
ASSOCIATES
LTD.**

4100 E. VAN BUREN ST., SUITE 300
MICHIGAN, ANN ARBOR, MI 48106
P (313) 975-0000 • FAX (313) 975-0001
<http://www.michigan.gov/education>

[illegible]

DATE	FOR	DATE

PREVIOUS

DATE 8-8-06
JOHN H. HARRIS
OROW

PARK BREAK OFFICE BUILDING
NORTHSIGHT BUSINESS PARK
14080 N. NORTHSIGHT BLVD.
SCOTTSDALE, ARIZONA 85260

SHEET TITLE
DRY FLANK
WENTY MAP
PROJECT DATA

SHEET NUMBER
DRB-2

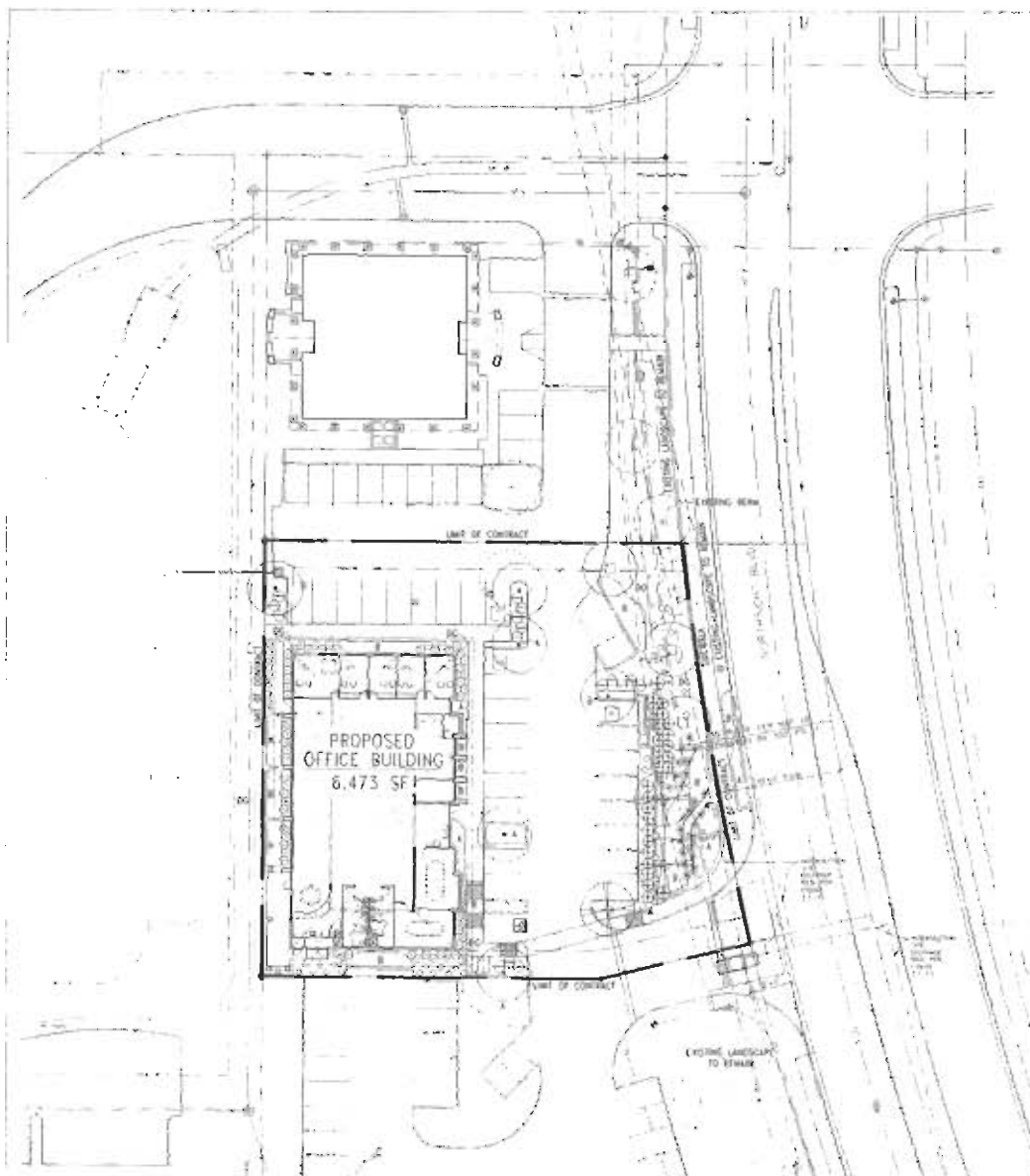
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AUG 25 2005

BY:

59-DR-2005

08/25/05



PROPOSED PLANT PALETTE

SYMBOL	DATE/COMMENT/DEL.
	36" BOX, 2.0 GAL, LOW SPREAD, MATCHES 3
	36" BOX, 2.0 GAL, LOW SPREAD, MATCHES 3
	24" BOX, 1.0 GAL, LOW SPREAD, MATCHES 3
	N/A
	N/A
	5 GAL, 2
	5 GAL, 15
	5 GAL, 25
	5 GAL, 35
	5 GAL, 14
	5 GAL, 42
	1 GAL, 5 0.0
	1 GAL, 5 0.0

VICINITY MAP



RECEIVED
AUG 25 2005
BY: _____

CONCEPT PLANTING PLAN

1" = 20'-0"



59-DR-2005
8/25/05



PROJECT NO. 59-DR-2005
DATE: 8/25/05
DRAWN BY: JED
CHECKED BY: JED
APPROVED BY: JED

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DATE: 8/25/05
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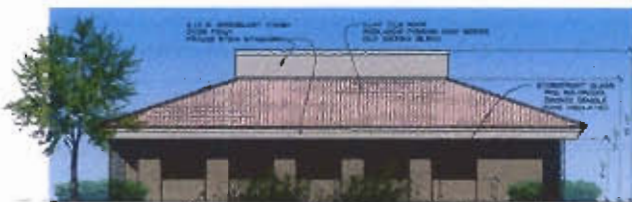
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APPROVED BY: JED

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DATE: 8/25/05
DRAWN BY: JED
CHECKED BY: JED
APPROVED BY: JED



EAST ELEVATION
Scale: 1/8" = 1'-0"



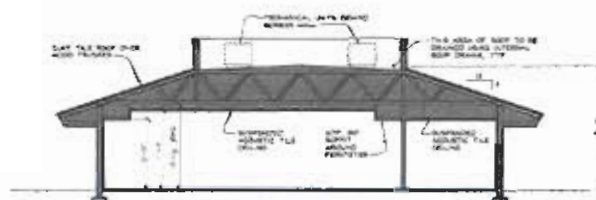
NORTH ELEVATION
Scale: 1/8" = 1'-0"



SOUTH ELEVATION
Scale: 1/8" = 1'-0"



WEST ELEVATION
Scale: 1/8" = 1'-0"



SECTION
Scale: 1/8" = 1'-0"



MYTELSTA
COOPER &
ASSOCIATES
LLPA

100 S. VAN HORN ST., 1
PHOENIX, ARIZONA 85004
P: 602.278.0000 F: 602.278.0001
WWW.MYTELSTA.COM

FOR REFERENCE ONLY - NOT
FOR CONSTRUCTION
OR RECORD

DATE: 08-11-05
BY: JMC

SCALE: 1/8" = 1'-0"

REVISION:

DATE: 08-11-05

BY: JMC

SCALE: 1/8" = 1'-0"

REVISION:

DATE: 08-11-05

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DATE: 08-11-05

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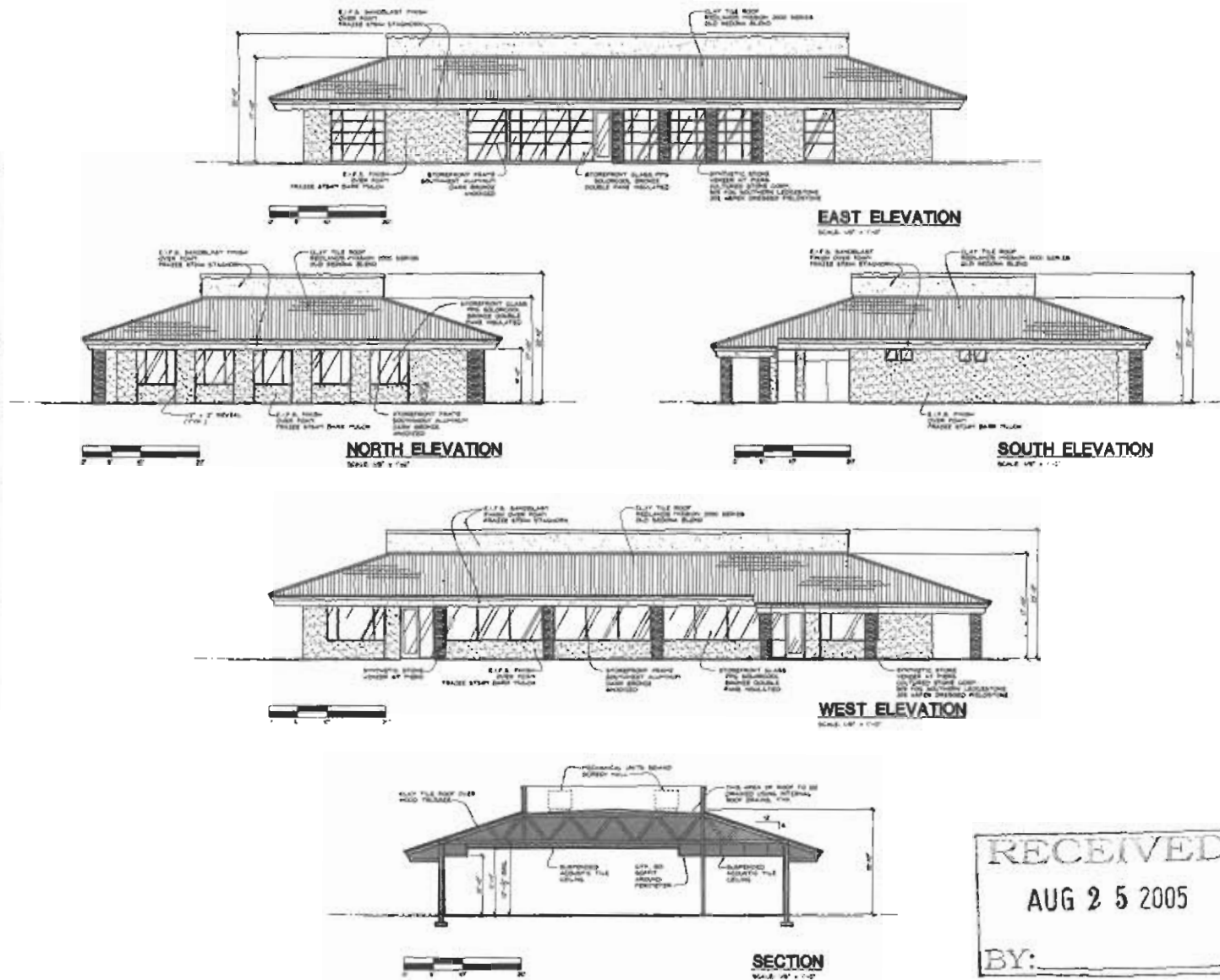
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REVISION:

DATE: 08-11-05

BY: JMC

ATTACHMENT #7



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OR RECORDING

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FILED FOR	DATE
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PREVIEW

DATE _____
BY _____
TIME _____

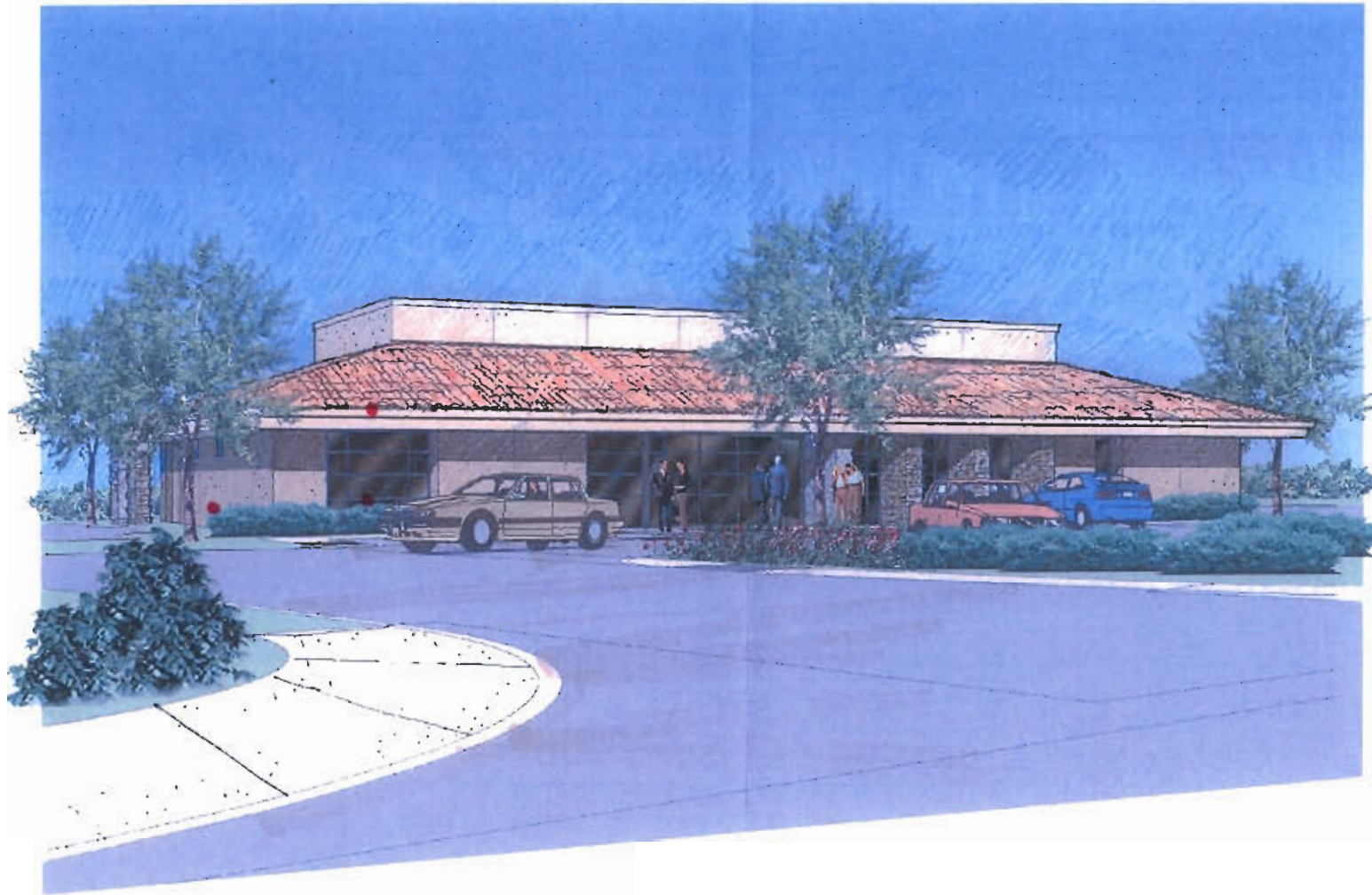
PARK BREAK OFFICE BUILDING
NORTHSIGHT BUSINESS PARK
14080 N. NORTHSIGHT BLVD.
SCOTTSDALE, ARIZONA 85260

IDENTIFY YOUR ELEVATIONS

DRB-5

RECEIVED
AUG 25 2005
BY: _____

59-Dr-2005



59-DR-2005
6/20/2005

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ASSOCIATES
LTD.

2145 E. VAN DYKE BLVD., SUITE 100
SCOTTSDALE, ARIZONA 85260
P: 480.278.0000 F: 480.278.0001
WWW.MITTELSTAEDT.COM

DATE: 6-10-05
BY: JMD/KAD/ML
NO. 0007

DATE: 6-10-05
BY: JMD/KAD/ML
NO. 0007

DATE: 6-10-05
BY: JMD/KAD/ML
NO. 0007

DATE: 6-10-05
BY: JMD/KAD/ML
NO. 0007

PARK BREAK OFFICE BUILDING
NORTHSIGHT BUSINESS PARK
14080 N. NORTHSIGHT BLVD.
SCOTTSDALE, ARIZONA 85260

DATE: 6-10-05
BY: JMD/KAD/ML
NO. 0007

DATE: 6-10-05
BY: JMD/KAD/ML
NO. 0007

Park Break Office Building
14080 N. Northsight
Scottsdale, Arizona

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- | | |
|---|--|
| <p><input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.</p> <p><input checked="" type="checkbox"/> 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.</p> <p><u>AS SHOWN</u></p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/> 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.</p> <p><input type="checkbox"/> 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.</p> <p><input checked="" type="checkbox"/> 5. PROVIDE A KNOX ACCESS SYSTEM:</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> A. KNOX BOX</p> <p style="margin-left: 20px;"><input type="checkbox"/> B. PADLOCK</p> <p style="margin-left: 20px;"><input type="checkbox"/> C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.</p> <p><input checked="" type="checkbox"/> 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.</p> <p><input type="checkbox"/> 7. SUBMIT PLANS FOR A CLASS _____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
 <small>(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)</small></p> <p><input type="checkbox"/> 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____</p> <p><input checked="" type="checkbox"/> 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.</p> | <p><input checked="" type="checkbox"/> 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.</p> <p><input checked="" type="checkbox"/> 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16") TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.</p> <p><input checked="" type="checkbox"/> 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.</p> <p><input checked="" type="checkbox"/> 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____</p> <p><input checked="" type="checkbox"/> 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS _____</p> <p><input checked="" type="checkbox"/> 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.</p> <p><input checked="" type="checkbox"/> 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4 (NSHT)</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> 4' TO 8' BACK OF CURB; INDEP. WET LINE.</p> <p style="margin-left: 20px;"><input type="checkbox"/> WALL MOUNTED - 15' CLEAR OF OPENINGS.</p> <p><input checked="" type="checkbox"/> 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE & 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.</p> |
|---|--|

20. ☒ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☐ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☐ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☒ C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: .10/1500 SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
- ☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
- ☒ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.
- ☐ G.

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

Stipulations for Case: Park Break Office Case 59-DR-2005

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Mittelstaedt Cooper & Associates LTD. with a staff receipt date of 8/25/2005.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Mittelstaedt Cooper & Associates LTD. with a staff receipt date of 8/25/2005.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Mittelstaedt Cooper & Associates LTD. with a staff receipt date of 8/25/2005.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
4. All exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
7. Dooley wall fencing shall not be allowed.
8. All walls shall match the architectural color, materials and finish of the building(s).
9. All metal surfaces on parking canopies shall be painted to match a color from the building palette.

SITE DESIGN:

Ordinance

- A. *A proportional share of handicapped spaces must be provided under the parking canopy, or the canopy must be designated employee only.*

ATTACHMENT B

- B. All project data shall be corrected as necessary to accurately demonstrate conformance with all property development standards of the Zoning Ordinance.*

EXTERIOR LIGHTING DESIGN:**DRB Stipulations**

10. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign and parking lot canopy lighting.
11. The individual luminaire lamp shall not exceed 250 watts.
12. The maximum height from finished graded to the bottom of the any exterior luminaire shall not exceed 20 feet.
13. All exterior light poles, pole fixtures, and yokes, including bollards shall be a flat black or dark bronze.
14. Incorporate into the project's design, the following:

Parking Lot and Site Lighting:

- a. The maintained average horizontal illuminance level at grade on the site shall not exceed 2.0 foot-candles. All exterior luminaires shall be included in this calculation.
- b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 8.0 foot-candles. All exterior luminaires shall be included in this calculation.
- c. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 1.5 foot-candles. All exterior luminaires shall be included in this calculation.

Building Mounted Lighting:

- d. All luminaires shall be recessed or shielded so the light source is not directly visible from property line.

Carport Lighting:

- e. The carport lighting shall be recessed within the canopy and shall not project below the fascia. The light source is not directly visible from the property line.

VEHICULAR AND BICYCLE PARKING:**DRB Stipulations**

15. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

ADDITIONAL PLANNING ITEMS:**DRB Stipulations**

16. No exterior vending or display shall be allowed.
17. Flagpoles, if provided, shall be one piece, conical, and tapered.

RELEVANT CASES:**Ordinance**

- C. At the time of review, the applicable zoning cases for the subject site were: 14-ZN-1991#3, and 14-ZN-1991#2*

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS AND PLANS:

18. Site Plan, dated 6/6/05, prepared by Mittelstaedt Cooper & Associates, dated 8/25/05 by City Staff.
19. Drainage Report, dated 6/20/05, prepared by Griffin-Jacobs Engineering, Inc., dated 6/20/05 by City Staff.
20. Conceptual Grading and Drainage Plan, dated 8/11/05, prepared by Griffin-Jacobs Engineering, Inc., dated 8/12/05 by City Staff.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

21. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.
 - a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
22. Demonstrate consistency with the approved master drainage plan and report for Northsight Commercial Development, prepared by Gilbertson Associates, Inc., revised date January 28, 2002, approved by City of Scottsdale Stormwater Management Division on 7/23/2002.
 - a. Any design that modifies the approved master drainage report requires from the developer a site-specific addendum to the final drainage report and plan, subject to review and approval by the city staff.
 - b. Addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.
23. Basin Configuration:
 - a. Basin side slopes shall not be steeper than 4:1, and basin depths shall not exceed 3 feet.
 - b. A maximum of 50% of the front open space may be used as a retention/detention basin unless approved by the Project Coordination Manager
 - c. Stormwater Storage on Paved Surfaces. Up to 50% of required stormwater storage may be provided in parking areas when the following conditions are met:
 - d. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
 - e. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.
- D. According to the approved Master Drainage Report for Northsight Commercial, this parcel is not required to provide onsite storage. Storage is provided in the Northsight Park detention basins.
- E. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.
- F. Underground Stormwater Storage:
 - (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
 - (2) Drywells are not permitted.

G. Street Crossings:

- (1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

DRB Stipulations

24. Site access is provided by an existing driveway on Northsight Boulevard at the southeast corner of the property and an existing drive aisle connecting to the property to the north.
25. Due to a potential conflict with car backing up into entry drive, it is recommended that the plans be revised to show an elimination of a parking space in the southwest corner and adding a parking space at the location south of the existing refuse enclosure as an alternative.
26. A copy of recorded cross access easement with adjacent property to the north shall be provided with final plan submittal.
27. Poles and equipment necessary to upgrade the signal to current standards (including luminaires). Public street lights shall be installed in accordance with City of Scottsdale Revised Code, Section 48-149. The developer shall be responsible for coordinating a street layout and cost estimate with the utility company. Building permits may not be issued until all street light arrangements (including fee requirements) have been made.

INTERNAL CIRCULATION:**DRB Stipulations**

28. The developer shall provide a minimum parking-aisle width of 24 feet.
29. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.
30. The developer shall design the dead-end parking aisle in general conformance with the included detail.

Ordinance

- H. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

DRB Stipulations**Sight Distance Easements:**

31. Sight distance easements shall be dedicated over sight distance triangles.
 - a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
 - b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.
32. Vehicular Non-Access Easement:
 - a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Northsight Boulevard except at the approved driveway location.
33. Indemnity Agreements:
 - a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance**I. Drainage Easement:**

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 25 cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

J. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

K. Public Utility Easement:

- (1) An 8-foot wide public utility easement shall be dedicated along both sides of internal streets. The 8-foot wide easements may be reduced or eliminated upon approval of the public utility companies.

REFUSE:**DRB Stipulations**

34. One refuse enclosure is required for this site. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2146-1 for single enclosure. If the existing refuse enclosure will be shared with the property to the north, a written agreement shall be provided at the time of final plan submittal.

35. Enclosures must:

- a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
- b. Be positioned to facilitate collection without "backtracking."
- c. Be easily accessible by a simple route.
- d. Not require backing more than 35 feet.
- e. Not be located on dead-end parking aisles.
- f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

Ordinance**L. Refuse enclosures are required as follows:**

- (1) Restaurants: One per restaurant
- (2) Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40,001 to 60,000 s.f., etc.
- (3) Apartments: One for 0 to 20 units, Two for 21 to 40 units, Three for 41 to 60 units, etc.

For larger sites, an additional enclosure shall be required for each building space increase up to 20,000 SF, as shown above. For commercial buildings that include one or more restaurants, one refuse enclosure must be dedicated to each restaurant in addition to the number of enclosures needed based on the square footage of the commercial building, as shown above.

M. Underground vault-type containers are not allowed.

- N. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.
- O. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations

- 36. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
 - a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
 - b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

WATER:**DRB Stipulations****Ordinance**

- P. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

WASTEWATER:**DRB Stipulations**

- 37. On-site sanitary sewer shall be privately owned and maintained.
- 38. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main. (Service connections to the Main)

Ordinance

- Q. Privately owned sanitary sewer shall not run parallel within the waterline easement.

CONSTRUCTION REQUIREMENTS**DRB Stipulations**

- 39. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.
 - a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
 - b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

Ordinance

- R. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]